

THIS INDENTURE, made by and between JACK KENT TALBERT AND WIFE, PATSY MANGRUM TALBERT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

party of the first part; **CARROLL S. KIRKPATRICK OF MEMPHIS TENNESSEE** party of the second part, as Trustee; and **BOATMEN'S BANK OF TENNESSEE**

party of the third part, WITNESSETH:

That, for and in consideration of One Dollar cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of securing the payment of the indebtedness described, the party of the first part does hereby convey and warrant unto the party of the second part, as Trustee, and his successors in trust, the following described real estate situated in the County of **DESOTO** and State of Mississippi, to-wit:

Part of the Southeast Quarter of the Southeast Quarter

STATE MS.-DESOTO CO.
FILED

Nov 21 11 53 AM '96

BK 870 PG 639
W.E. DAVIS CH. CLK.

In the Southeast Quarter of Section 26, Township 1 South, Range 9 West, DeSoto County, Mississippi.
Division of the Tom Wilson 4.43 acre tract in Section 26, Township 1 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows:

Beginning at a point, said point being in the West right-of-way of Poplar Corner Road, 555.0 feet Northward of the North right-of-way of State Highway 302, 25 feet West and 595 feet North of the Southeast Corner of Section 26, said point also being an iron pin set to mark the northeast corner of a 5.22 acre tract lying South, thence go North 3 degrees 51 minutes West along said West right-of-way 231.55 feet to an iron pin; thence go South 85 degrees 20 minutes West 417.31 feet to a point; thence go South 04 degrees 40 minutes East 231.55 feet to an iron pin set marking the Northwest Corner of the 5.22 acre tract; thence go North 85 degrees 20 minutes East 414.01 feet to the point of beginning, and is known as Tract 1, lying in the Southeast one-fourth (1/4).

This being the same property conveyed to Jack Kent Talbert and wife, Patsy Mangrum Talbert, as joint tenants with right of survivorship and not as tenants in common from Lynelle K. Horton, by deed recorded in Deed Book 294, Page 395, in the Chancery Clerk's Office of DeSoto County, Mississippi.

PARCEL NO: 1097-2600.0-00006.01

PROPERTY ALSO KNOWN AS: 7135 Poplar Corner, Walls, Mississippi

This conveyance is made in trust, however, to secure the payment of \$ **5,924.00**, evidenced by the following promissory notes of even date herewith:

SIMPLE INTEREST LOAN NOTE AGREEMENT DATED NOVEMBER 04, 1996 IN THE AMOUNT OF FIVE THOUSAND NINE HUNDRED TWENTY-FOUR DOLLARS AND NO/100 CENTS; PAYABLE ON OR BEFORE NOVEMBER 04, 2001.

Jack K. Talbert and Jack Kent Talbert are one and the same person.

and any further sums which the party of the third part, or any holder or holders of the notes hereby secured may advance to take care of taxes, insurance, or prior encumbrances on the above described real estate, or any part thereof.

The party of the first part agrees to keep all of the taxes and special assessments on the above described land paid, and if he fails so to do, the holder or holders of the above described notes may pay said taxes and assessments and the amounts so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

The party of the first part agrees to keep the improvements on said property in a good state of repair, and to insure the same against loss by fire and tornado in some responsible insurance company approved by the party of the third part, or his assigns, for the insurable value thereof, with a regulation mortgagee's subrogation clause attached to each policy making said insurance payable in case of loss to the party of the third part as his interest may appear, and to deliver the policy or policies and renewal receipts therefor to said party of the third part. In case of the failure of the party of the first part to keep said buildings so insured, the party of the third part, or his assigns, may effect such insurance and the amount so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

NOW, THEREFORE, if the party of the first part shall pay all of the indebtedness secured hereby this conveyance shall be null and void and shall be released at his expense, but if said party of the first part shall fail to pay said notes, or any of them, or any part thereof, or the interest thereon, when due, or shall fail to pay the taxes and special assessments on said property prior to the date of sale thereof for delinquent taxes, or shall fail to pay all items due on account of insurance as provided herein, then all of the indebtedness secured hereby shall, at the option of the holder or holders of said notes, become due and payable, and the party of the first part hereby authorizes and fully empowers said trustee, or any successor in trust, upon any such default to proceed to sell the property hereinabove described to pay the amount then due hereunder. The sale of said real estate shall be made at the front door of any Court House in the County where any of said real estate is situated at the time of the sale, within legal hours, at public outcry to the highest bidder for cash, after the acting trustee has given notice of the time, place and terms of said sale according to the laws of the State of Mississippi governing sales of lands under trust deeds in force at the time the publication of said notice is begun. The acting trustee may sell said property without taking possession of the same, and is authorized to appoint an agent and auctioneer to make such sale in his absence, which sale shall be as valid as if made by said trustee.

From the proceeds of said sale the acting trustee shall first pay the cost of executing this trust, including a reasonable fee for himself and his attorney; then he shall pay any sums advanced by the party of the third part on account of taxes or insurance on said property; then he shall pay any balance of principal and interest which shall be due on the indebtedness secured hereby; and if any balance then remains in his hands he shall pay the same to the party of the first part, his heirs or assigns.

The party of the third part, or any holder of the above described notes, may at any time appoint another Trustee in the place and stead of the party of the second part, or any successor or successors in trust.

If more than one person joins in this instrument as party of the first part, it is agreed that whenever the words "party of the first part" occur they are to read as if written "parties of the first part."

Witness the signature of the party of the first part, on this the 04 day of **NOVEMBER**, 1996.

Jack K. Talbert
JACK KENT TALBERT
Patsy Mangrum Talbert
PATSY MANGRUM TALBERT

STATE OF TENNESSEE
COUNTY OF SHELBY } ss.

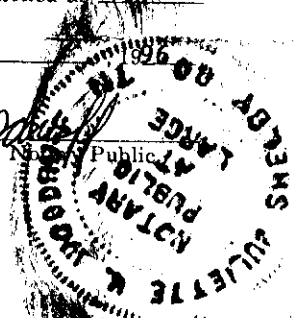
Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named **JACK KENT TAIBERT AND WIFE, PATSY MANGRUM TAIBERT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**

who acknowledged that They signed and delivered the foregoing trust deed on the day and year therein mentioned as a voluntary act and deed.

Given under my hand and seal this the 04 day of NOVEMBER

My Commission expires: _____

Juliette K. Wood



Grantor's Mailing Address _____

This instrument prepared by:
BOATMEN'S BANK OF TENNESSEE
6060 POPLAR AVE. STE 440
MEMPHIS TENNESSEE 38119
901-537-7050

Compliments of
Mid-South Title Insurance Corporation
One Commerce Square
Memphis, Tennessee

TRUST DEED

FROM
JACK KENT TAIBERT AND WIFE, PATSY MANGRUM TAIBERT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON
TO

CARROLL S. KIRKPATRICK Trustee
FOR THE USE OF

BOATMEN'S BANK OF TENNESSEE

STATE OF MISSISSIPPI

County of _____ } ss.

I, _____ Clerk
of the Chancery Court and ex-officio Recorder for the County and State aforesaid, do hereby certify that the within instrument of writing was filed for record in my office on the _____ day of _____ A.D. 19____ at _____ o'clock _____ M., and has been this day duly recorded in Trust Deed Record _____ Page _____

WITNESS my hand and official seal, this

day of _____ 19____

Clerk.

TITLE INSURANCE is the only guaranteed protection against real estate title losses.

Boatmen's (fwd)